



THE CITY OF SAN DIEGO

August 9, 2011

Joy Christiansen
Christiansen Engineering and Surveying
7888 Silverton Street Suite J
San Diego, CA 92126

Dear Ms. Christiansen:

Subject: PEELING TENTATIVE MAP Assessment Letter; Project No. 239065; SAP Account No. 24001771; Point Loma Community Planning Area.

The Development Services Department has completed the initial review of the project referenced above, and described as a Coastal Development Permit/Tentative Map/Site Development Permit to create a total of five lots, including four lots and one remainder lot, on a 0.97 acre site at 3340 Harbor View Dr in the RS-1-7 Zone within the Peninsula Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Airport Approach, FAA Part 77.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. **REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of a Process 4 action for a Coastal Development Permit, Tentative Map Process and a Site Development Permit. All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings. It is not necessary at this time to submit draft findings for consideration until such time as the approvals have been confirmed. That should occur with the next resubmittal.

II. PROJECT ISSUES: Key project issues are summarized below. These do not appear to be significant. However, resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

1. Staff has identified that revisions to the biology report are required and mitigation is necessary for impacts to biological resources.
2. The biology report and the project plans should be consistent. The report identifies brush management zone one and that biological resources are present. Please update the project plans to reflect this information. Note that any areas not used for development must be conserved in an easement or similar mechanism.
3. The existing development cannot be rendered out of conformance with any development regulation as a result of the subdivision.
4. If deviations to the development regulations are proposed, a Process 4 Planned Development Permit will also be required.

III. STUDIES/REPORTS REQUIRED: A number of documents have been identified as necessary to the project's review (Geotechnical Investigation, revised Biology Report/Water Quality Technical Report). Reference the attached Submittal Requirements Report (Enclosure 3).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$16,000.00 in the account as of today. This amount does not include work completed by staff within the last two weeks. It is not necessary to submit additional funds at this time. However, please be aware that as processing continues, additional deposits may be necessary. Thank you.

V. TIMELINE: Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 21 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data

submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

VI. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). As we move forward in the process, I will request this fee.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. I understand you have contacted the group. Thank you for contacting Suhail Khalil, Chairperson of the Peninsula Community Planning Board, at (619) 224-1527 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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Ms. Christiansen
August 9, 2011

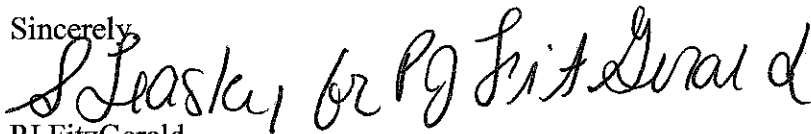
Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

VIII. STAFF REVIEW TEAM: Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5107 or via e-mail at pjfitzgerald@sandiego.gov.

Sincerely,



PJ FitzGerald
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Required Findings
3. Submittal Requirements Report

cc: File
Suhail Khalil, Chairperson of the Peninsula Community Planning Board
Reviewing Staff (Assessment letter only)
Tony Kempton, Long Range Planning was not a reviewer on the project.



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **239065** Title: PEELING TENTATIVE MAP
Project Mgr: Teasley, Sandra (619) 446-5271 steasley@sandiego.gov



Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/22/2011	
Reviewer: Abalos, Raynard (619) 446-5377	Assigned: 06/24/2011	
Hours of Review: 2.50	Started: 07/27/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/12/2011	
	Completed: 08/09/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again: Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 23 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Planning Review performed 133 reviews, 48.1% were on-time, and 74.8% were on projects at less than < 3 complete submittals.

1st Rev July 2011

Project Information

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The project site is located within the RS-1-7 zone, the Airport Approach Overlay Zone, the FAA Part 77 Notification Area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area), and the Peninsula Community Plan Area. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	2	The project proposes to subdivide 2 existing lots into 4 lots and a remainder lot, to demolish an existing garage and to construct a new garage. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	3	City mapping software shows that this site contains sensitive biological resources as defined in SDMC 113.0103 (see "ESL" below for comments). (New Issue)

Permits

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	4	The project requires a Process Two Coastal Development Permit for development (subdivision, demolition of garage, construction of garage) within the Non-Appealable Area of the Coastal Overlay Zone. (New Issue)
<input type="checkbox"/>	5	The Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC 126.0708(a). If the project deviates from the applicable ESL regulations, the findings in SDMC 126.0708(b) shall also be made (see "ESL" below for comments). (New Issue)
<input type="checkbox"/>	6	The project proposes a Process Three Tentative Parcel Map. The Tentative Parcel Map may be approved or conditionally approved only if the decision maker makes all the findings in SDMC 125.0440 (see Map-Check's review for comments). (New Issue)
<input type="checkbox"/>	7	The project requires a Process Four Site Development Permit (SDP) for a subdivision on land that contains Environmentally Sensitive Lands (ESL- sensitive biological resources). See "ESL" below for discussion. (New Issue)
<input type="checkbox"/>	8	A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC 126.0504(a) and (b). If the project proposes to deviate from the applicable ESL regulations, the findings in SDMC 126.0504(c) shall also be made. (New Issue)
<input type="checkbox"/>	9	When an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development as set forth in SDMC 111.0105. The findings required for approval of each permit shall be considered individually, consistent with SDMC 126.0105. (New Issue)
<input type="checkbox"/>	10	The project shall be processed in accordance with Process Four, with the Planning Commission as the decision maker. The decision may be appealed to the City Council in accordance with SDMC 112.0508. (New Issue)

Development Reqs

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	11	The proposed parcels comply with the lot width, depth, and lot area requirements of the applicable RS-1-7 zone. (New Issue)



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Because the existing development will remain, with the exception of proposed demo of the garage and construction of a new one, the existing and proposed development shall comply with the regulations of the RS-1-7 zone. Specifically, the project shall demonstrate that the existing development (including the proposed garage) will comply with the new FAR requirements resulting from the subdivision. (New Issue)
<input type="checkbox"/>	13	On the plans, label the existing residences on Parcels 1 and the Remainder Parcel "existing/to remain" and provide the existing/proposed gross floor area and FAR based on the proposed lot area. Ensure that the FAR does not exceed the allowable FAR. (New Issue)
<input type="checkbox"/>	14	Revise the table under "Zoning" on Sheet 1 to identify the existing GFA and FAR for Parcel 1 and the Remainder Parcel. (New Issue)

ESL

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Staff reviewed this project site in Preliminary Review Project No. 211868 and determined that the site does not contain steep hillsides as defined in SDMC 113.0103 and the City's Steep Hillside Guidelines. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	16	City mapping software indicates that the site contains sensitive biological resources. The presence of the resources is confirmed in the submitted bio report (dated June 15, 2011 by Brian F. Smith and Associates, Inc.). (New Issue)
<input type="checkbox"/>	17	Per the City's submittal requirements, provide a sheet that shows the boundary lines of the sensitive biological resources, as shown on Figure 8 of the submitted bio report. On the same sheet, show the limits of disturbance including the proposed Zone 1 brush management (see next issue). (New Issue)
<input type="checkbox"/>	18	Provide a brush management plan and demonstrate conformance with SDMC 142.0412. The brush management plan shall be reviewed by DSD's Landscape staff and new issues or corrections may result. (New Issue)
<input type="checkbox"/>	19	SDMC 143.0141(k) requires sensitive biological resources that are outside of the allowable development area on a premises are to be left in a natural state and used only for those passive activities allowed as a condition of permit approval. (New Issue)
<input type="checkbox"/>	20	If the land is not dedicated in fee to the City, identification of permissible passive activities and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in SDMC 143.0152. The U.S. Fish and Wildlife Service and the California Department of Fish and Game are to be named as third party beneficiaries to any covenant of easement recorded pursuant to this section. (New Issue)
<input type="checkbox"/>	21	Staff has added a draft condition (see "Draft Condition" below) for the covenant of easement. (New Issue)
<input type="checkbox"/>	22	On the site plan, grading plan, and the sheets requested above, delineate and provide a note entitled "Proposed Covenant of Easement for Sensitive Biological Resources," on all areas that contain sensitive biological resources that are outside the limit of disturbance (i.e. northern portions of Parcels 2, 3 and 4). (New Issue)

Draft Condition

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Prior to recordation of the final map, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area as shown on Exhibit "A" for sensitive biological resources, in accordance with San Diego Municipal Code Section 143.0141(k), satisfactory to the Development Services Department. (New Issue)



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/22/2011	
Reviewer: Lizzi, Philip (619) 446-5159	Assigned: 06/24/2011	
Hours of Review: 6.00	Started: 07/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/16/2011	
	Completed: 08/09/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Environmental performed 86 reviews, 51.2% were on-time, and 67.5% were on projects at less than < 3 complete submittals.

Environmental Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue)
<input type="checkbox"/>	2	Geology Staff has requested a geotechnical investigation. Please include any geological information submitted to geology staff to EAS staff. (New Issue)
<input type="checkbox"/>	3	The grading information provided identified a grading amount less than the City of San Diego's thresholds for Paleontological monitoring. Therefore no monitoring is required. (New Issue)
<input type="checkbox"/>	4	Landscape staff should be included in the next formal submittal. They would be able to make a determination on the brush management proposed. (New Issue)
<input type="checkbox"/>	5	Biological mitigation is required for this project. Revisions are needed to the biology report. Staff will coordinate with the biologist on mitigation requirements and changes needed to the report. (New Issue)
<input type="checkbox"/>	6	Your review processing timeline will be held in abeyance until the required information has been submitted. For any environmental related questions please contact the environmental planner, Phil Lizzi at 619-446-5159. (New Issue)



Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

8/9/11 12:05 pm

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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/22/2011	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 06/22/2011	
Hours of Review: 7.00	Started: 07/28/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/28/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Engineering Review performed 55 reviews, 85.5% were on-time, and 58.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Revise the Tentative Map exhibit as follows: Include the following TM Approval number: 858420. (New Issue)
<input type="checkbox"/>	2	Revise the preliminary grading plan, sheet 2, to remove all parking spaces on Harbor View Drive. These parking spaces cannot be counted toward the onsite parking requirements. (New Issue)
<input type="checkbox"/>	3	Revise section A-A to clearly identify the proposed 20' Access and Utility Easement as public or private easement. (New Issue)
<input type="checkbox"/>	4	Revise the driveway profile, on sheet 2, to include the right-of-way line. Verify the vertical curves length along the driveway. Per the City of San Diego Street Design Manual, the minimum acceptable vertical curve is 10 feet of curve for each one percent difference in grade. (New Issue)
<input type="checkbox"/>	5	If garage doors are proposed for the garage, a minimum of 19 feet long parking spaces are required. Revise the TM exhibits accordingly. (New Issue)
<input type="checkbox"/>	6	Revise the TM exhibit to show the street lights, nearest the project site, in both directions and on both sides of Harbor View Drive. Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. (New Issue)
<input type="checkbox"/>	7	Revise the preliminary grading plan to show the drainage patterns, collections and discharge points for all onsite drains. In addition, show and call out all proposed Treatment BMPs. (New Issue)
<input type="checkbox"/>	8	Drainage Study: Include the hydrology map for existing condition. Explain how the increase of 1.23 CFS was obtained for the drainage that discharges onto Harbor View Drive. (New Issue)
<input type="checkbox"/>	9	Water Quality Study: This project is subject to the regulations contained in the revised City's Storm Water Standards dated January 14, 2011. Revise the report to address all 5 of the possible Low-Impact Development Design BMP's and 15 Source Control BMPs listed in the City of San Diego Storm Water Standards. If any of the BMP's does not apply to your project, state the reason why they do not apply or justify why they are not feasible in your report. (New Issue)

Draft TM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	A Parcel Map shall be recorded in the Office of the County Recorder, prior to the Parcel Map expiration date. (New Issue)
<input type="checkbox"/>	11	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted. (New Issue)
<input type="checkbox"/>	12	The Parcel Map shall comply with the provisions of Coastal Development Permit No. 857839. (New Issue)
<input type="checkbox"/>	13	The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Thomas Bui at (619) 446-5458. Project Nbr: 239065 / Cycle: 5



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage. (New Issue)

Draft CDP Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways with City standard curb, gutter and the same scoring pattern sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	16	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of two 12-foot wide driveways, on Harbor View Drive, per Standard Drawing G-14A, G-16 and SDG-100, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	17	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed curb outlet located within the City's right-of-way, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	18	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	19	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	20	Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 06/22/2011	
Reviewer: Hall, Dan (619) 446-5169	Assigned: 06/30/2011	
Hours of Review: 3.00	Started: 07/01/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/21/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Map Check on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Map Check (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Map Check performed 76 reviews, 96.1% were on-time, and 72.2% were on projects at less than < 3 complete submittals.

CDP/TPM

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Show Martinez Street and Harbor View Drive in the Vicinity Map. Change Nad27 Coordinates to LC 203-1696. Use correct Doc.# for the easement for light and air over lot 5. Break lines that cross over information shown on the TM Exhibit See redlines for additional comments and return them with the next review. (New Issue)

Required documents

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Supply corner record 15952 and a prelim. title report that covers lot 5 Block 5 map 958. (New Issue)



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Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/22/2011	
Reviewer: French, Tanner (619) 446-5493	Assigned: 06/24/2011	
Hours of Review: 8.00	Started: 07/28/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/28/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Transportation Dev (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Transportation Dev performed 33 reviews, 60.6% were on-time, and 48.0% were on projects at less than < 3 complete submittals.

PTS 239065 // 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Project Description (information only, no action required): Coastal Development Permit (CDP) for the subdivision of three existing lots into four proposed parcels and a remainder parcel. The project is located at 3328-3340 Harbor View Drive in the RS-1-7 zones within the Peninsula Community Plan. (New Issue)
<input type="checkbox"/>	2	Frontage Improvements: Please provide dimensions for the existing curb, gutter and sidewalk along the project's frontage of Harbor View Drive. The developer shall construct full-height curb and gutter along the property frontage of Harbor View Drive and construct a 5 foot sidewalk, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	3	Driveway on Harbor View Drive: The main driveway for Parcels 1, 2, 3 and 4 on Harbor View Drive should be 20 feet wide. (New Issue)
<input type="checkbox"/>	4	Parking - Driveways: Please provide minimum driveway lengths of 20 feet for parcels 1, 2, 3 and 4. Parking should be held on site rather than along the access aisle. (New Issue)
<input type="checkbox"/>	5	Parking - Remainder Parcel: Please provide, or show, a minimum of 2 on site parking spaces for the Remainder Parcel. (New Issue)
<input type="checkbox"/>	6	Access Aisle - Turn Around: A turn around area should be provided at the easterly end of the proposed access aisle. (New Issue)
<input type="checkbox"/>	7	Access Aisle - Profile: There are gradients shown on the "Driveway Profile" on Sheet 2 of 4 that are too large and without proper transitions. Please refer to Land Development Code (LDC) Section 142.0560 (9) for information regarding driveway gradient regulations. (New Issue)



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	8	Contact Information (Information only, no action required):
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Additional comments and conditions may be provided pending further review or redesign of this project. Please feel free to contact Tanner French for any Transportation related issues.

Phone: 619.446.5493

Email: tfrench@sanidiego.gov (New Issue)





THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Plan-Long Range Planning	Cycle Distributed: 06/22/2011	
Reviewer: Kempton, Tony (619) 236-6861	Assigned: 06/24/2011	
Hours of Review: 2.17	Started: 07/22/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	COMPLETED ON TIME
	Completed: 07/28/2011	
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Long Range Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 2 jobs.
- . Last month Plan-Long Range Planning performed 9 reviews, 66.7% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

Community Plan Conformance

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The .97-acre subject site located at 3328 Harbor View Dr. is within an area of the La Playa neighborhood of the Peninsula plan area designated for single family residential development at a maximum of 9 dwelling units per acre. Proposal is to subdivide 3 existing lots into 4 proposed parcels plus a remainder parcel. Existing garage is to be demolished and replaced. (New Issue)

Residential Element

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	An objective of the residential element is to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. Proposal would implement this objective through subdivision of three existing lots into four proposed parcels plus a remainder parcel, creating three new developable parcels. Proposal could allow five dwelling units where eight would be allowed per plan density. (New Issue)

Conservation and Environmental

Issue

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The site is in area of slopes of 25% or greater in the community plan. A site analysis was prepared by Christensen Engineering & Surveying and reviewed by City staff, who have determined that no Environmentally Steep Hillides exist onsite and the conceptual development will not encroach into Environmentally Sensitive Lands steep hillides.. (New Issue)
<input checked="" type="checkbox"/>	4	Therefore, the proposed subdivision will not adversely impact the community plan recommendations regarding steep slopes as discussed in the Conservation and Environmental Quality element of the plan. (New Issue)



THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 06/22/2011	
Reviewer: Galvez III, Oscar (619) 533-3685	Assigned: 06/24/2011	
Hours of Review: 1.00	Started: 07/06/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/07/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Facilities Financing (all of which are new).
- . Last month Plan-Facilities Financing performed 38 reviews, 97.4% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

Impact Fees

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A Development Impact Fee (DIF) and a Regional Transportation Congestion Improvement Program (RTCIP) fee are not required to create lots. Contact: Oscar Galvez III, Facilities Financing Project Manager (619) 533-3685. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/22/2011	
Reviewer: Fitzgerald, PJ	Assigned: 07/13/2011	
(619) 446-5107	Started: 07/13/2011	
Hours of Review: 0.30	Review Due: 07/28/2011	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/13/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 44 reviews, 47.7% were on-time, and 65.9% were on projects at less than < 3 complete submittals.

Peninsula CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Suhail Khalil, Chair for the Peninsula Community Planning Board [(619) 224-1527 (W) morningstar.resvc@cox.net, http://pcpb.net] to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)



L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: LDR-Geology	Cycle Distributed: 06/22/2011	
Reviewer: Thomas, Patrick (619) 446-5296	Assigned: 06/23/2011	
Hours of Review: 2.50	Started: 06/23/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/27/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Geology (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month LDR-Geology performed 30 reviews, 100.0% were on-time, and 56.0% were on projects at less than < 3 complete submittals.

1st Review/Cycle 5 Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within geologic hazard zones 12 and 53 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 12 is characterized by potentially active faulting. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk. (New Issue)

1st Review/Cycle 5 References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Preliminary Opinion of Hillside Disturbance, Peeling Property, 3340 Harbor View Drive, APN 531-641-05-00, San Diego, California, prepared by Geotechnical Exploration Inc., dated May 10, 2010 (their project no. 10-9864.2). Response to Cycle Issue Review of Hillside Disturbance, Supplemental Information and Updated Opinions, Peeling Property, 3340 Harbor View Drive, APN 531-641-05-00, San Diego, California, prepared by Geotechnical Exploration Inc., dated September 13, 2010 (their project no. 10-9864.1). (New Issue)
<input type="checkbox"/>	3	Tentative Parcel Map/Preliminary Grading Plan/Proposed Site Plan and Sections, Peeling Property, 3340/3328 Harbor View Drive, San Diego, California; prepared by Christensen Engineering & Surveying, dated May 10, 2011. (New Issue)

1st Review/Cycle 5 Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	A geotechnical investigation must be submitted for review of the proposed development. All geologic hazards that have the potential to affect the site must be addressed in the geotechnical report. (New Issue)
<input type="checkbox"/>	5	The geotechnical investigation must provide an explicit opinion by the geotechnical consultant of record whether or not an "active" or "potentially active" fault trace passes beneath the proposed lot improvements. The opinion must be supported by adequate data. (New Issue)
<input type="checkbox"/>	6	The geotechnical consultant must comment whether or not the proposed project as recommended will measurably destabilize neighboring properties or induce the settlement of adjacent structures. (New Issue)
<input type="checkbox"/>	7	The geotechnical consultant recommends additional exploration with respect to the stability of the existing slopes at the site. The geotechnical investigation report must demonstrate that the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. (New Issue)
<input type="checkbox"/>	8	The geotechnical investigation must be prepared in accordance with the City's "Guidelines for Geotechnical Reports." (New Issue)



L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: Park & Rec	Cycle Distributed: 06/22/2011	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 06/28/2011	
Hours of Review: 0.50	Started: 07/28/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 07/28/2011	COMPLETED ON TIME
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 16 reviews, 87.5% were on-time, and 68.8% were on projects at less than < 3 complete submittals.

New Issue Group (1419600)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	There are no open space or population-based meetings associated with this project. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 06/22/2011	Deemed Complete on 06/22/2011
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 06/22/2011	
Reviewer: Keshavarzi, Mahmood (619) 533-4692	Assigned: 08/01/2011	
Hours of Review: 5.00	Started: 08/01/2011	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/28/2011	
	Completed: 08/02/2011	COMPLETED LATE
	Closed: 08/09/2011	

- . The review due date was changed to 08/16/2011 from 08/02/2011 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- . The reviewer has not signed off 2 jobs.
- . Last month PUD-Water & Sewer Dev performed 62 reviews, 96.8% were on-time, and 83.6% were on projects at less than < 3 complete submittals.

Informational Items

Issue		
Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	Public water and sewer facilities necessary to provide service to the project exist within the Harbor View Drive right-of-way adjacent to the project. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue) [Recommended]

1st Review Comments

Issue		
Cleared?	Num	Issue Text
<input type="checkbox"/>	6	Sheet 2 of 4: Please add "PRIVATE" to utility easement, sewer force laterals and water services on section A-A. (New Issue)
<input type="checkbox"/>	7	Sheet 2 of 4: Call out the proposed sewer force laterals as "PRIVATE". (New Issue)
<input type="checkbox"/>	8	Sheet 2 of 4: Please add the following note; "The Subdivider shall process encroachment maintenance and removal agreements, for all private water and sewer service within the public right-of-way". (New Issue)



ENCLOSURE 2

A. Site Development Permit

1. The proposed development will not adversely affect the applicable land use plan.
2. The proposed development will not be detrimental to the public health, safety, and welfare.
3. The proposed development will comply with the applicable regulations of the Land Development Code.

B. Supplemental Site Development Permit Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;
2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;
3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;
4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;
5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and
6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

C. Supplemental Site Development Permit Findings--Environmentally Sensitive Lands Deviations

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands; and
2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

ENCLOSURE 2

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare;
3. The proposed development will comply with the regulations of the Land Development Code;
4. The proposed development, when considered as a whole, will be beneficial to the community; and
5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Submittal Requirements



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

8/9/11 1:49 pm

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Project Information

Project Nbr: **239065** Title: PEELING TENTATIVE MAP
Project Mgr: Teasley, Sandra (619)446-5271 steasley@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline) Opened: 08/09/2011 11:58 am Submitted:
Due: Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Biology Study/Report	3	Biology Study/Report	3
Development Plans	8	Tentative Map	8
Water Quality Technical Report	3	Water Quality Technical Report	3
Map Reference Material	2	Map Reference Material	2
Geotechnical Reports	3	Geotechnical Study	3